

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1802. 3. C. 1. to permit a lot width of 50' in lieu of the required 55'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

1. Legal owner purchased with the understanding and reliance that 50' was all that was needed.
2. The lot size is comparable to other lots in the neighborhood and the addition of a house would not change the aesthetic value of the neighborhood.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:
(Type or Print Name)
Signature
Address
City and State
Attorney for Petitioner:
F. Michael Grace, Esquire
(Type or Print Name)
Signature
Address
City and State
Attorney's Telephone No.: (301) 744-5252

Legal Owner(s):
Daniel Fink, Sr. and Paulette Fink, his wife
(Type or Print Name)
Signature
Address
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
F. Michael Grace, Esquire
Attorney for Petitioner
Name
21 Melrose Avenue
Catonsville, Maryland 21228
Phone No.

MAP SHEET
2A
E.D. 13
DATE 4-21-87
200
1000
DP

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day

August, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Maryland, on the 7th day of October, 1986, at 10:00 o'clock a.m.

Arnold Jablon
Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 12th day of August, 1986.

Petitioner: Daniel Fink, Sr., et ux
Petitioner's Attorney: F. Michael Grace, Esquire
Received by: James E. Dyer
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
To: Zoning Commissioner
Date: August 27, 1986
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petitions No. 87-116-A, 87-127-A, 87-128-A, 87-130-A, 87-133-A, 87-134-A, 87-135-A, 87-136-A, and 87-137-A

There are no comprehensive planning factors requiring comment on these petitions.

Norman E. Gerber
Norman E. Gerber, AICP
Director

NEG:JGH:slm

CPS-008

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 17, 1986

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

ofo

Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

F. Michael Grace, Esquire
Karpook and Brush
21 Melrose Avenue
Catonsville, Maryland 21228

RE: Item No. 43 - Case No. 87-135-A
Petitioner: Daniel Fink, Sr., et ux
Petition for Zoning Variance

Dear Mr. Grace:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

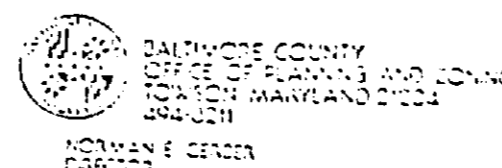
Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer
James E. Dyer
Chairman
Zoning Plans Advisory Committee

JED:kkb

Enclosures



AUGUST 22, 1986

Re: Zoning Advisory Meeting of August 5, 1986
Item # 43 Daniel Fink, Sr., et ux
Location: SW/S New York Ave., 425' SE Brian Street
425' SE BRIAN ST.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group meeting is required.
- ☒ A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ The parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-58 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board.
- ☒ Landscaping: Must comply with Baltimore County Landscape Panel.
- ☒ The property is located in a deficient service area as defined by S11 115-78. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is.
- ☒ The property is located in a traffic area controlled by a "T" level intersection as defined by 2:11 122-72, and its conditions change.
- ☒ The property is located in a deficient service area as defined by S11 115-78. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is.
- ☒ The property is located in a deficient service area as defined by S11 115-78. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is.
- ☒ Additional comments:

CC: James Howell

Eunice A. Dyer
Chief, Current Planning and Development



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

August 14, 1986

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

RE: Property Owner: Daniel Fink, Sr., et ux

Location: SW/S New York Avenue, 425' SE Brian Street

Item No.: 43

Zoning Agenda: Meeting of 8/5/86

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- ☒ 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ☒ 2. A second means of vehicle access is required for the site.
- ☒ 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- ☒ 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- ☒ 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
- ☒ 6. Site plans are approved, as drawn.
- ☒ 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *John F. O'Neill*
Noted and Approved: John F. O'Neill
Planning Group
Special Inspection Division

/mb



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

August 11, 1986

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 43 Zoning Advisory Committee Meeting are as follows:

Property Owner: Daniel Fink, Sr., et ux
Location: SW/S New York Ave., 425' SE Brian Street
District: 13th.

APPLICABLE ITEMS ARE CIRCLED:

- ☒ All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #11-85, the Maryland Code for the Handicapped and Aged (L.A.C.L. #11-7 - 1986) and other applicable Codes and Standards.
- ☒ A building and other miscellaneous permits shall be required before the start of any construction.
- ☒ Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.
- ☒ Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file a permit application. Reproduced seals are not acceptable.
- ☒ All Use Groups except B-1, Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 5'-0" to an interior lot line. B-4 Use Groups require a one hour wall if closer than 5'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 1407, Section 1408.2 and Table 1402. No openings are permitted in an exterior wall within 5'-0" of an interior lot line.
- ☒ Remove the center property line from the site plan.
- ☒ The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.
- ☒ The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
- ☒ When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineering seals are usually required. The change of Use Groups are from _____, or to Mixed Use _____.
- ☒ The proposed project appears to be located in a Flood Plain, Flood Hazard Area. Please see the attached copy of Section 516 of the Building Code as adopted by Bill #17-86. Site plans shall show the correct elevations above sea level for the lot and the finished floor levels including basement.
- ☒ Comments:
- ☒ These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 112 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Charles E. Dorman
Ch. E. Dorman, Chief
Building Plans Review

L/22/86

IN RE: PETITION FOR ZONING VARIANCE
SW/S of New York Avenue,
425' SE of Brian Street
13th Election District
Daniel Fink, Sr., et ux
Petitioners

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 87-135-A

The Petitioners herein request a zoning variance to permit a lot width of 50 feet in lieu of the required 55 feet.

Testimony by one of the Petitioners indicates that he purchased the subject site, consisting of a dwelling located on two 25-foot lots, and additionally, two vacant 25-foot lots, at an auction where he understood the auctioneer to say the two vacant lots together were considered one buildable lot. He proposes building a house for his son on the two vacant lots. Some new houses have been built in the neighborhood within the last few years on 50-foot lots.

There were no Protestants.

After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioners, it is determined that the variance requested would not adversely affect the health, safety, and general welfare of the community and should therefore be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 15th day of October 1986, that the herein request for a zoning variance to permit lot widths of 50 feet for an existing dwelling on Lots 34 and 35 and for a proposed dwelling on Lots 36 and 37, in accordance with the plan submitted and identified as Petitioners Exhibit 1, is hereby GRANTED, from and after the date of this Order.

Jan M. Dwyer
Deputy Zoning Commissioner
of Baltimore County

ORDER RECEIVED FOR FILING
Date
By



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

October 15, 1986

F. Michael Grace, Esquire
Karpook and Brush
21 Melrose Avenue
Catonsville, Maryland 21228

RE: Petition for Zoning Variance
SW/S of New York Avenue,
425' SE of Brian Street,
13th Election District
Case No. 87-135-A

Dear Mr. Grace:

Enclosed please find a copy of the decision rendered in the above referenced case. Please be advised that your request for a zoning variance has been granted in accordance with the enclosed Order.

If you have any further questions on the subject matter, please do not hesitate to contact this office.

Very truly yours,

Jean M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ:bjs

Enclosures

cc: Peoples Counsel

PETITION FOR ZONING VARIANCE

13th Election District

Case No. 87-135-A

LOCATION: Southwest Side of New York Avenue, 425 feet Southeast of Brian Street

DATE AND TIME: Tuesday, October 7, 1986, at 10:00 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variance to permit a lot width of 50 feet in lieu of the required 55 feet

Being the property of Daniel Fink, Sr., et ux, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

September 30, 1986

F. Michael Grace, Esquire
Karpook and Brush
21 Melrose Avenue
Catonsville, Maryland 21228

RE: PETITION FOR ZONING VARIANCE
SW/S of New York Ave., 425' SE of Brian St.
(13th Election District)
Daniel Fink, et ux - Petitioners
Case No. 87-135-A

Dear Mr. Grace:

This is to advise you that \$57.95 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

Please make the check payable to Baltimore County, Maryland, and remit to Zoning Office, Room 113, County Office Building, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 025555

DATE 10/7/86 ACCOUNT 801-615-000
SIGN & POST RETURNED

AMOUNT \$ 57.95
Mr. Daniel E. Fink, 401 Third Ave.,
Balto., Md. 21227

ADVERTISING & POSTING COSTS RE CASE #97-135-A

FOR 8815*****075014 89728

VALIDATION OR SIGNATURE OF CARRIER

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 13th Date of Posting September 2, 1986

Posted for: Variance

Petitioner: Daniel Fink, Sr., et ux

Location of property: SW/S of New York Ave., 425' SE of Brian St.

Location of Sign: In front of subject property at 2921 New York Ave.

Remarks:

Posted by: J. J. Arata Signature Date of return: September 5, 1986

Number of Signs: 1

BEGINNING for the first on the Southwest side of New York Avenue at the distance of four hundred and twenty five (425) feet southeasterly from the corner formed by the intersection of the southwest side of New York Avenue and the southeast side of Brian Street and at the easternmost corner of Lot Number 33, Block "H" as laid out on the plat of Baltimore Highlands hereinafter referred to thence southeasterly along the southwest side of New York Avenue fifty (50) feet to the northwest side of Lot Number 36 thence southwesterly along the northeast side of Lot Number 36 one hundred and twenty five (125) feet to the northeast side of ten foot alley there situate running parallel with New York Avenue thence northwesterly along the northeast side of said ten foot alley with the use thereof in common with others fifty (50) feet to the southeast side of Lot Number 33 thence northeasterly along the southeast side of Lot Number 33 one hundred and twenty five (125) feet to the place of beginning. Being Lots Numbers 34 and 35, Block "H" as laid out on the plat of Baltimore Highlands recorded among the Land Records of Baltimore County in Plat Book WPC No. 3 folio 34.

BEGINNING for the second being known as Lots numbered thirty-six (36) thirty-seven (37), in Block "H", on New York Avenue in Baltimore County, as shown on the Plat of Baltimore Highlands, recorded among the Land Records of Baltimore County in Plat Book WPC No. 3, folio 34.

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
SW/S of New York Ave., 425' SE : OF BALTIMORE COUNTY
of Brian St., 13th District
DANIEL FINK, SR., et ux, : Case No. 87-135-A
Petitioners :
: : : : :
ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 22nd day of August, 1986, a copy of the foregoing Entry of Appearance was mailed to F. Michael Grace, Esquire, Karpook and Brush, 21 Melrose Ave., Catonsville, MD 21228, Attorney for Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

CERTIFICATE OF PUBLICATION

TOWSON, MD, September 18, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on September 18, 1986.

THE JEFFERSONIAN,

Husan Sander Obrecht

Publisher

Cost of Advertising

24.75

PETITION FOR ZONING VARIANCE
13th Election District
Case No. 87-135-A
LOCATION: Southwest Side of New York Avenue, 425 feet Southeast of Brian Street
DATE AND TIME: Tuesday, October 7, 1986, at 10:00 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Petition for Zoning Variance to permit a lot width of 50 feet in lieu of the required 55 feet.
Being the property of Daniel Fink, Sr., et ux, as shown on plat plan filed with the Zoning Office.
In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.
By Order of ARNOLD JABLON Zoning Commissioner of Baltimore County 9/16/86

Office of
PATUXENT
Publishing Corp.
10750 Little Patuxent Parkway
Columbia, MD 21044

September 23 19 86

THIS IS TO CERTIFY, that the annexed advertisement of

PETITION FOR ZONING VARIANCE

was inserted in the following:

☐ Catonsville Times
☐ Arbutus Times

weekly newspapers published in Baltimore County, Maryland once a week for one successive weeks before the 20 day of September 19 86, that is to say, the same was inserted in the issues of

September 18, 1986

PATUXENT PUBLISHING CORP.

By *[Signature]*

IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff

VS.

Defendant

CERTIFICATE OF PUBLICATION OF

F. Michael Grace, Esquire
Karpook and Brush
21 Melrose Avenue
Catonsville, Maryland 21228

August 15, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
SW/S of New York Ave., 425' SE of Brian St.
(13th Election District)
Daniel Fink, et ux - Petitioners
Case No. 87-135-A

TIME: 10:00 a.m.

DATE: Tuesday, October 7, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 020039

DATE 7/15/86 ACCOUNT 01-615

AMOUNT \$ 35.00

RECEIVED PAULITE FINK

FIGURE FEE FOR VARIANCE Item No 43

B 8850*****350014 62508

VALIDATION OR SIGNATURE OF CARRIER

Wirtz, Omsansky, Bilbaum & Simons, P.A., Solicitors
Joseph H. Omsansky, Solicitor
300 W. Calvert St., Baltimore, Maryland 21202

TRUSTEE'S SALE

BALTIMORE HIGHLANDS

DESIRABLE, TWO STORY ENCLOSED PORCHFRONT COTTAGE AND ADJACENT LOT

K-TOWN AS
2919 NEW YORK AVENUE
(OFF 4408 ANNAPOLIS ROAD)
BALTIMORE COUNTY, MARYLAND

SALE ON PREMISES

Tuesday, April 15, 1986
AT 11:00 A.M.

By virtue of a Decree of the Circuit Court for Baltimore County passed in the matter of Alvin and Pearl Jean Pomeroy Partnership vs. Dennis L. Sitz (Decree for Sale of Mortgage Premises), Case No. 1727/86CSP-46, the undersigned Trustee will sell at Public Auction, on the premises, the following:

All those FREE SIMPLE lots of ground and the improvements thereon, situate and lying in Baltimore County, State of Maryland and described as follows:

BEGINNING FOR THE FIRST thereof on the southwest side of New York Avenue at the distance of four hundred and twenty-five (425) feet southeasterly from the corner formed by the intersection of the southwest side of New York Avenue and the southeast side of Brian Street and at the easternmost corner of Lot Number 33, Block "H" as laid out on the Plat of Baltimore Highlands hereinafter referred to thence southeasterly along the southwest side of New York Avenue fifty (50) feet to the northwest side of Lot Number 36 thence southeasterly along the northwest side of Lot Number 36 one hundred and twenty-five (125) feet to the northeast side of ten foot alley there situate running parallel with New York Avenue thence northwesterly along the northeast side of said ten foot alley with the use thereof in common with others fifty (50) feet to the southeast side of Lot Number 33 thence northwesterly along the southeast side of Lot Number 33 one hundred and twenty-five (125) feet to the place of beginning. Being Lots Numbers 34 and 35, Block "H" as laid out on the Plat of Baltimore Highlands recorded among the Land Records of Baltimore County in Plat Book W.P.C. No. 3 folio 34.

BEGINNING FOR THE SECOND thereof and begin, known as Lots Numbered thirty-six (36), thirty-seven (37), in Block "H", on New York Avenue in Baltimore County, as shown on the Plat of Baltimore Highlands, recorded among the Land Records of Baltimore County in Plat Book W.P.C. No. 3 folio 34.

Improved by a two story frame enclosed porchfront cottage, containing: living room, dining room, kitchen and full bathroom, on the first floor; 3 bedrooms and bathroom, on the second floor; full basement; gas hot water heat; storm windows; and modern housepower. CURRENTLY RENTED FOR \$500 PER MONTH. Also adjacent unimproved lot approximately 50' X 125', more or less.

MANNER OF SALE: THE HOUSE AND ADJACENT LOT WILL BE OFFERED AS AN ENTIRETY ONLY.

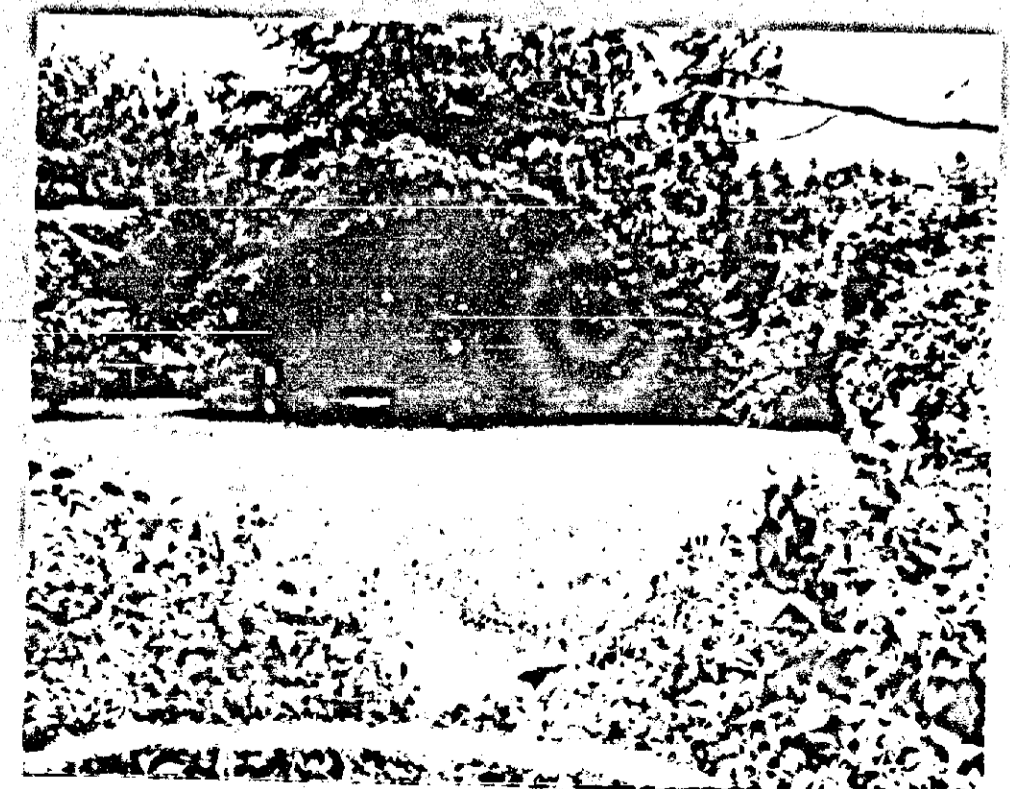
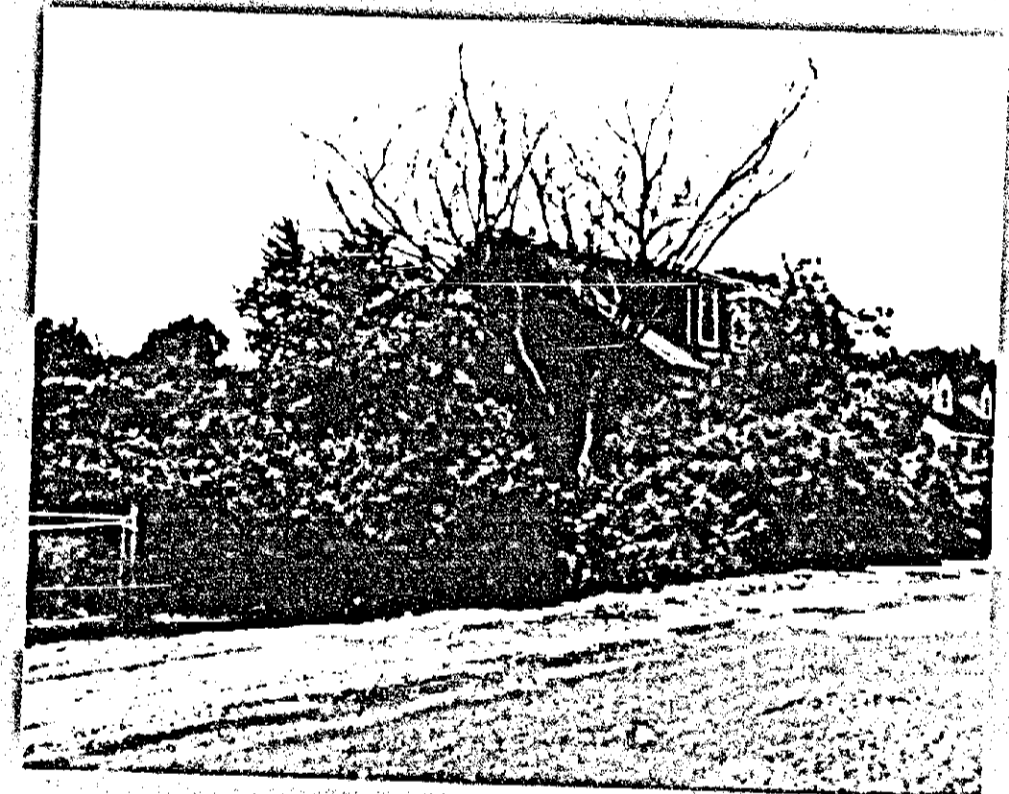
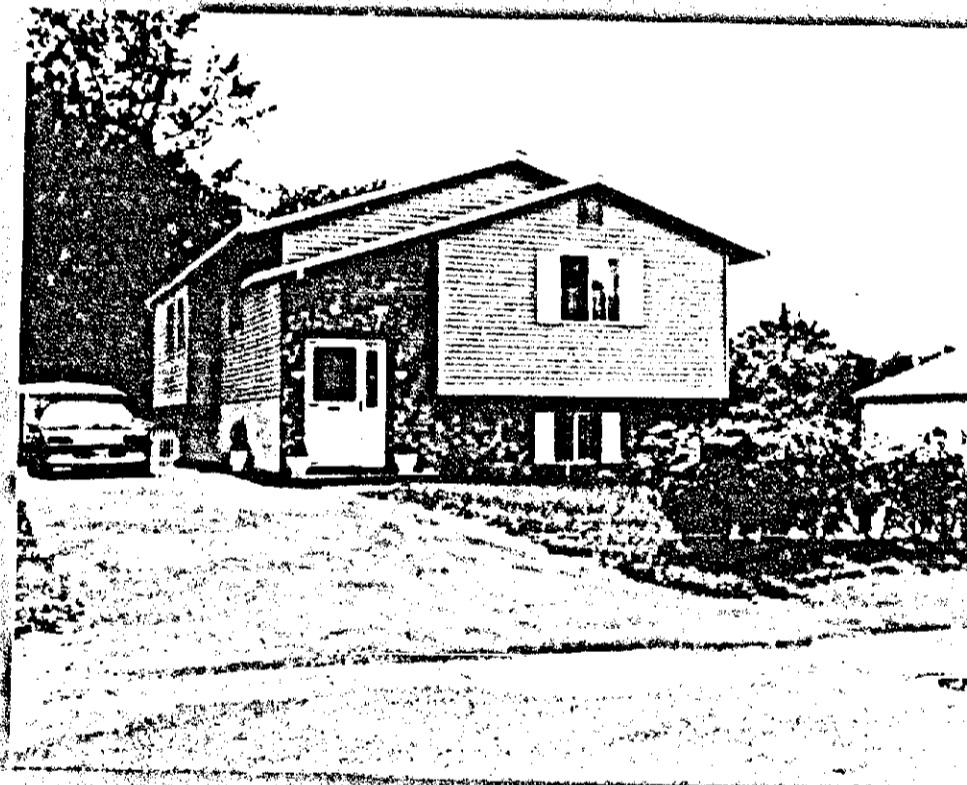
TERMS OF SALE: A cash deposit, certified check or cashier's check of \$5,000 will be required of the purchaser at time and place of sale. Balance to be paid in cash within five days following final ratification of the sale by the Circuit Court for Baltimore County. Interest to be charged on the unpaid purchase money, at the rate of the foreclosed mortgage, from date of sale to date of settlement. All adjustments as of date of sale. Taxes and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges, if any, to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. The property will be sold in "AS IS" condition, without warranty, either express or implied, with respect to the nature and description of the improvements contained herein; and subject to easements, agreements, restrictions or covenants of record affecting same, if any. Cost of all documentary stamps and transfer taxes to be paid by the purchaser.

JOSEPH H. OMANSKY, Trustee

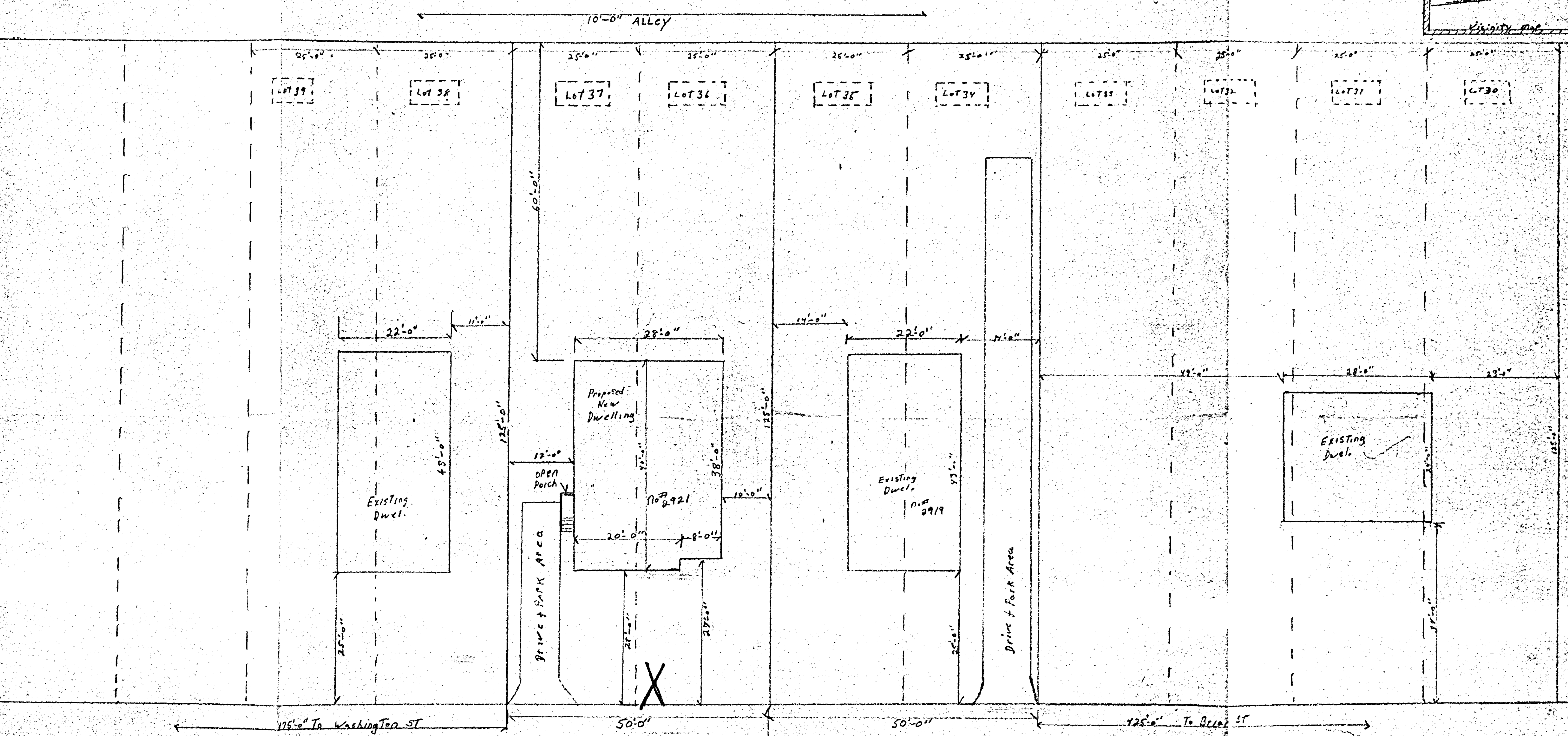
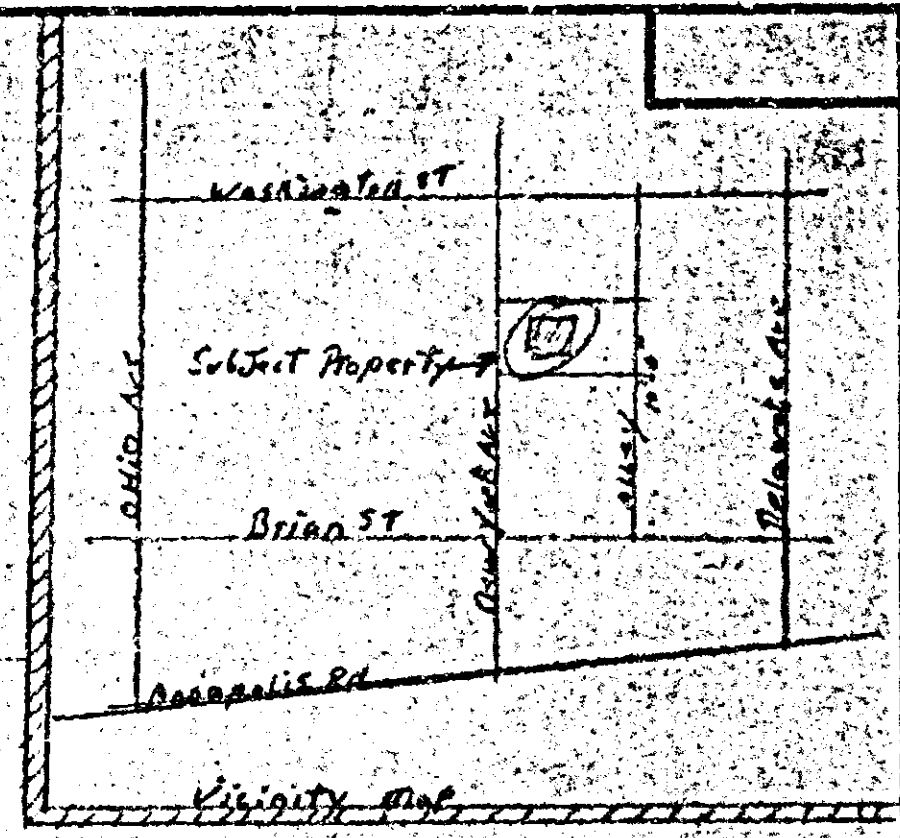
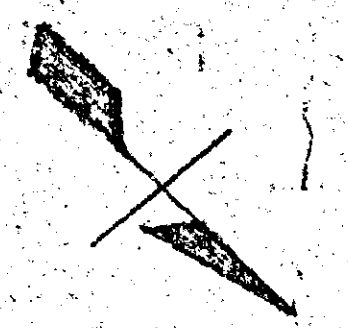
A. J. BILLIG & CO.
AUCTIONEERS

16 E. FAYETTE ST., BALTO., MD. 21202 (301) 752-8440

Mar. 27-Apr. 3-10.



PETITIONER'S
EXHIBIT 2



New York Avenue

43' 1/2" 84' 1/2" A

Public Utilities Exist in New York Ave

PETITIONER'S
EXHIBIT

Plot Plan		
SCALE: 1" = 10'-0"	APPROVED BY	DRAWN BY
DATE:		Zachary B. S.
Folio 34, Sub Plot #3, Lots 36 & 37, District 13, Baltimore Highlands Section 6		
Daniel & Amelia Fink, 342-2111		